

Donna Valade

From: Mary Fisher
Sent: Monday, December 14, 2020 7:39 AM
To: Donna Valade
Subject: FW: Contact Message

From: website@flathead.mt.gov <website@flathead.mt.gov>
Sent: Sunday, December 13, 2020 8:58 AM
To: PZ Contact US <pzcontactus@flathead.mt.gov>
Subject: Contact Message

Contact Inquiry

The information below is being sent from your website.

Name:	William Kowalewski
Email:	kowalewski778@gmail.com
Subject:	FPP-20-19
Message:	To whom it may concern, I have lived at my current residence for six years and my well and neighbors wells run dry several times a year. It seems logical to me that the water table cannot handle the current strain it is under. Therefore, the proposed Wild Bill zoning change (FPP-20-19), which would allow for six additional wells, would be detrimental to the future of the current residents of the area. Please reconsider this zoning change. Sincerely, William Kowalewski

Donna Valade

From: Mary Fisher
Sent: Tuesday, December 8, 2020 7:47 AM
To: Donna Valade
Subject: FW: Comments on FPP-20-19
Attachments: Comments on Preliminary Plat Application Dec 7, 2020.pdf

From: Jeff Hutten <jhutten@centurytel.net>
Sent: Monday, December 7, 2020 9:36 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Comments on FPP-20-19

Please forward our comments to Donna Vlad and the Planning Board.
Thank you.

Jeff and Tammy Hutten

PO Box 45
Kila, MT 59920
(406) 257-8133
jhutten@centurytel.net

Comments on Preliminary Plat Application FPP-20-19, Wild Bill Reserve

December 7, 2020

To the Flathead County Planning Board:

Thank you for the opportunity to comment on this proposed subdivision. We have a personal interest in the decisions that you and the Board of Commissioners will make. We have lived at the intersection of Truman Creek and Wild Bill Roads for 43 years. We own 340 acres along Truman Creek, Wild Bill, and Coon Hollow Roads. We also have a deeded easement off Wild Bill Road just ¼ mile north of the proposed development that accesses our land on Wild Bill Mountain.

Staff Report Inaccuracies

We would first like to point out some inaccuracies in the Staff Report. Some of these may be from the Environmental Assessment, but our page numbers refer to the discussions in the Staff Report:

- Page 5: Truman Creek is not a “seasonal water source.” It is a perennial stream and has never gone dry in the years we’ve lived there. We can’t attest to the seasonality or lack of with Wild Bill Creek however.
- Page 12: In the statement, “. . . the daily traffic count for Wild Bill Road east of Browns Meadow Road was 718.” The count on Truman Creek Road was 718, not Wild Bill Road. Also, in Finding #4: “. . . the potential increase for Wild Bill Road is 8.3%.” This percentage is way off, because it was based on the count for Truman Creek as above, but was erroneously attributed to Wild Bill Road. The first sentence needs to be corrected and the 8.3% needs to be entirely stricken from the record. It’s wrong.
- Page 19: The comments from Montana Fish, Wildlife & Parks omitted the presence of gray wolf. This may be because Congress previously removed special status for this species. We just felt it required mention.
- Page 21: The Flathead County Subdivision Regulations Section quoted is the one for 50 or less average vehicle trips (ADT). The ADT estimated for this proposal is 60, which is a different Section.
- Page 21: The statement “From the end of pavement at the intersection of Wild Bill Road/Truman Creek Road . . .” is incorrect. In 2007 we personally had about 500 feet of Truman Creek Road paved past our two driveways. We wanted to pave to the that intersection, but the improvements that the Road Department required put it out of our budget. So the pavement is about 75 – 100’ short of the intersection.

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Wildlife Concerns

Montana Fish, Wildlife & Parks (MFWP) states "Cumulatively, the ongoing development of this area of Kila will result in significant habitat loss to wildlife and increased wildlife-human conflict." We agree with that assessment. That is why we placed our entire property into a conservation easement beginning in 1997. The loss of wildlife habitat in our area has been phenomenal. For example, in 40 years the Bales Creek (Coon Hollow) drainage has gone from zero homes to over 70! This subdivision will continue that trend. Finding #12 of the Staff Report states "Adverse impacts on wildlife and wildlife habitat as a result of the proposed subdivision are acceptable. . ." because of the no-build zones required for the wetland and stream. Please strike that statement from the report. Mitigation efforts are always good, but saying that detrimental effects upon wildlife are acceptable is wrong. We agree with MFWP's suggestion to combine Lots 2 and 3 in order to reduce the number of stream crossings. That would reduce the total number of lots to 5. Another way to achieve the same goal would be to extend the no-build zone from the riparian corridor to the eastern boundary of Lot 3. It would reduce the buildable area of Lot 3 by about 6.5 acres, but still retain the same total number of lots.

Water Rights

The Truman Creek basin was closed to new surface water right appropriations in 1995. Residents using surface water, despite not having water rights, is an ongoing problem for the few senior water rights holders who irrigate. Please require that a statement be placed on the face of the plat stating that the Truman Creek Basin is closed to new surface water rights appropriations. None of the lots in this subdivision currently has surface water rights and cannot receive them in the future. Therefore, using water from Wild Bill Creek for any purpose is not legal.

Wild Bill Road

Wild Bill Road has been a county road since 1983. It was a Forest Service road previous to that date. The road has never been maintained by Flathead County except for the removal of the old cattle guard about ¼ mile above Truman Creek Road. Currently there are 8 parcels with homes that use Wild Bill Road for access. Those homeowners plow the road themselves in winter and a few years ago the Forest Service re-graded the road surface in

conjunction with a timber sale. In addition, we have been oiling the lowest 500 feet every summer for at least 30 years.

Approving a new subdivision that will almost double the number of homes on Wild Bill Road without adding the road to the maintenance schedule is absolutely ridiculous! The Staff Report states that Wild Bill Road is "a gravel two lane public road within a 60 foot easement." That is at least partially inaccurate. The Forest Service road was within an 80 foot easement according to Certificate of Survey 3226 in 1977. Maybe it changed to 60 foot when the County accepted it. But it's definitely not built to current Flathead County standards. We have measured its' width at 18 feet in some places. If the Board of Commissioners would like to approve this subdivision, then they must finally confirm that Wild Bill Road is a county road and maintain it.

The developer conducted a traffic count last summer that found the average daily trips (ADT) to be 90. Using the County formula for estimating the traffic impact from this subdivision yields an ADT of 60. That will be an increase of 67% (not 8.3%). That is a substantial increase. It's time to treat Wild Bill Road as a real county road.

As to the variance that the developer is requesting, paving 600 feet seems reasonable to us, as long as that 600 feet begins at the end of pavement on Truman Creek Road. The increasing traffic and accompanying dust has already been a hardship to us for the last 30 years. We are the only people living along that road currently. We estimate that we've spent about \$16,000 over the years on road oiling.

Sincerely,
Jeffrey and Tamara Hutten

PO Box 45
Kila, MT 59920
(406) 257-8133
jhutten@centurytel.net

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